



Elm Barns, Cottenham, Cambridge, Cambridgeshire
CB24 8DB

Pocock+Shaw

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A beautifully presented, four bedroom Grade II barn conversion converted in 1997, uniquely set in a lovely private gated position just off the village green, on a plot of approx 1/4 of an acre. With exposed timber beams throughout, luxury fitted kitchen, and cart lodge garage, stores and studio.

- Entrance hall with cloaks wc
- Sitting room with wood burning stove
- Study
- Large kitchen dining room with granite work tops
- Galleried landing
- Four bedrooms
- En-suite shower room to master bedroom
- Family bathroom
- Sealed unit double glazing throughout
- Approx 1/4 acre plot
- Cart lodge garage, workshop and studio

Offers in region of £975,000



Set in a beautifully landscaped and mature plot of approx 1/4 of an acre, tucked away just off the Village Green in the heart of the village. With gated access, dating back around 200 years, and converted in 1997 to an exacting standard, offering well proportioned accommodation, luxury fitted kitchen, study and wood burning stove in the sitting room. There is a detached cart lodge garage with studio and further shed/workshop.

The village College, primary school and various shops are all within easy walking distance.

Oak glazed entrance door With glazed side panel.

Reception hall Stairs rising to the first floor, terracotta tiled floor, radiator, door to:

Sitting room 20'11" x 14'4" (6.38 m x 4.37 m) A well appointed room with feature fireplace, wood burning stove and stone hearth, bi fold doors to the rear and window to the front, radiator.

Study 12'1" x 7'10" (3.68 m x 2.39 m) Window to the front, radiator and Terracotta tiled floor.

Dining area 12'9" x 11'9" (3.89 m x 3.58 m) Double French doors to the rear, radiator and continuation of tiled floor, opening to:

Luxury fitted kitchen 11'9" x 9'1" (3.58 m x 2.77 m) Fitted shaker style units set under a contrasting granite work surface, inset double bowl, single drainer stainless steel sink unit with mixer tap, range of base units with integrated dishwasher, matching wall mounted cupboards, with Vaillant wall mounted gas fired heating boiler. Further base units, space for double American style fridge freezer, part ceramic tiled splashback and coloured glass panel. Canopy extractor, window to the rear.

Galleried landing 12'10" x 11'11" (3.91 m x 3.63 m) Attractive louvre window to the front, with half volume ceiling, exposed timbers, single airing cupboard housing hot water cylinder and immersion heater.

Bedroom one 13'10" x 11'5" (4.22 m x 3.48 m) Feature exposed timbers, window to the front, radiator, full height floor to ceiling sliding mirrored wardrobes to one wall, concealed door to:

En-suite 6'10" x 6'3" (2.08 m x 1.90 m) White fitted suite with pedestal wash basin, close coupled wc and corner shower, Velux window to the rear, exposed timbers, heated towel rail radiator. Spotlights to ceiling.

Bedroom two 14'6" x 11'3" (4.42 m x 3.43 m) Window to the rear, exposed timber beams, radiator.

Bedroom three 14'3" x 8'10" (4.34 m x 2.69 m) Window to the front, exposed timber beams, radiator.

Bedroom four 9'7" x 9'4" (2.92 m x 2.84 m) Two Velux windows to the rear, exposed timber beams, radiator.

Bathroom 10'1" x 8'3" (3.07 m x 2.51 m) Fitted white suite with pedestal wash basin, close coupled wc and bath, window to the rear, exposed timber beams, radiator/towel rail. Spotlights to the ceiling.

Outside The barn is located just off the Village Green, accessed through shared electric gates. Large gravelled private forecourt providing off road parking for numerous vehicles. Several mature trees, two lawned areas.

Cart lodge garage 18'4" x 10'0" (5.59 m x 3.05 m) Power and light connected.

Store/workshop 18'4" x 10'2" (5.59 m x 3.10 m) Entrance door, power and light connected.

Studio 18'3" x 17'10" (5.56 m x 5.44 m) Entrance door and window to the front. Power and light connected.

Rear garden The overall plot is approx 1/4 of an acre, with a beautifully landscaped rear garden, several mature trees, well stocked flower and shrub borders, sunken patio with steps up to the main lawn, ornamental pond with rockery, gravelled seating area and potting shed and Greenhouse. Outside cold water tap, gated pedestrian rear access.

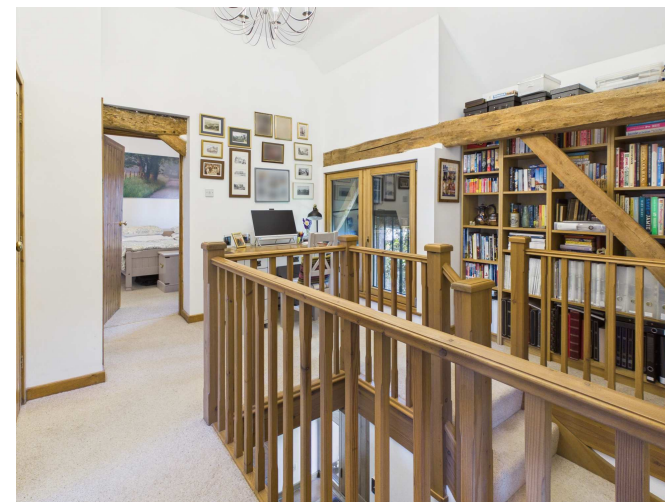


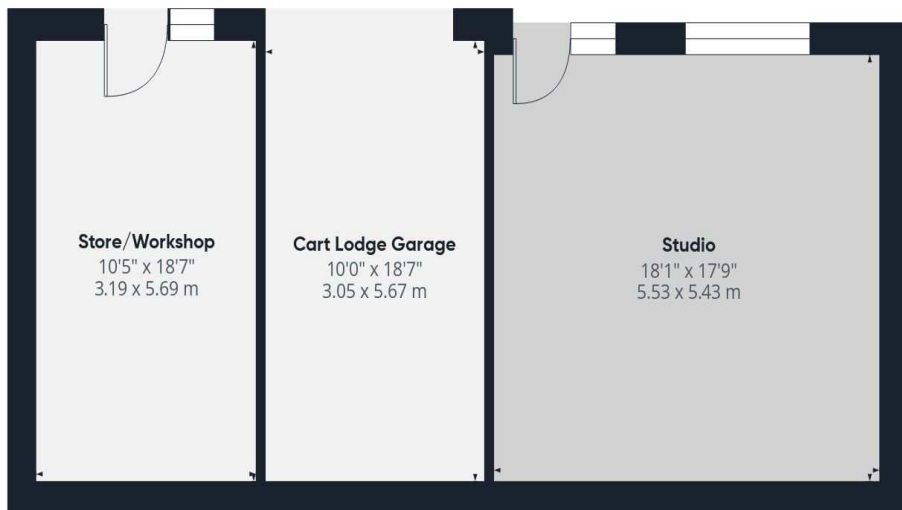
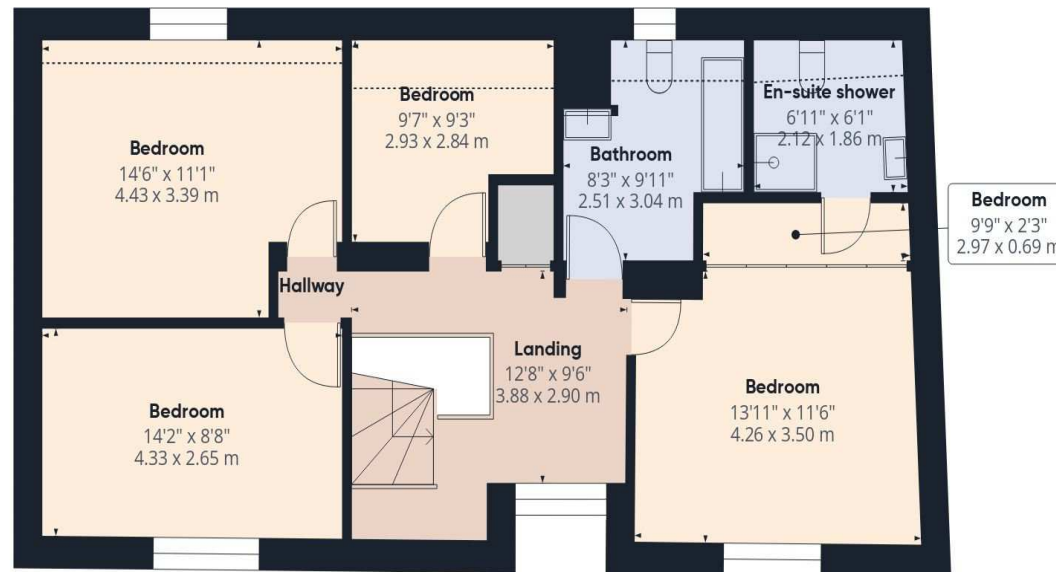
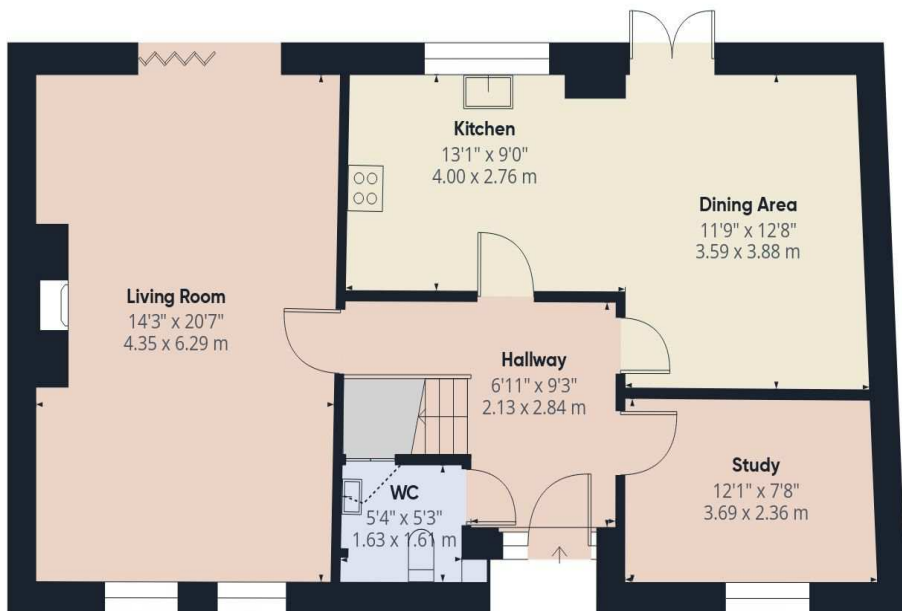
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band G

Viewing By Arrangement with Pocock + Shaw
EPC to follow.





Approximate total area

2271 ft²

210.6 m²

Reduced headroom

54 ft²

5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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01223 322552